113.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,244,200 / 1,244,200
					USE VALUE:	1,244,200 / 1,244,200
					ASSESSED:	1,244,200 / 1,244,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AVETISYAN RUZAN
Owner 2:	
Owner 3:	
Street 1:	19 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HILLION RENE MARTIN & YANINA -
Owner 2:	-
Street 1:	19 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,415 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3610 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7415.000	794,500		449,700	1,244,200
Total Card	0.170	794,500		449,700	1,244,200
Total Parcel	0.170	794,500		449,700	1,244,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.63 | /Parcel: 344.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 315854
GIS Ref:
GIS Ref:
Insp Date: 05/29/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	866,200	0	7,415.	449,700	1,315,900	1,315,900	Year End Roll	12/18/2019
2019	101	FV	927,200	0	7,415.	443,300	1,370,500	1,370,500	Year End Roll	1/3/2019
2018	101	FV	927,200	0	7,415.	340,500	1,267,700	1,267,700	Year End Roll	12/20/2017
2017	101	FV	927,200	0	7,415.	321,200	1,248,400	1,248,400	Year End Roll	1/3/2017
2016	101	FV	903,000	0	7,415.	295,500	1,198,500	1,198,500	Year End	1/4/2016
2015	101	FV	880,200	0	7,415.	276,300	1,156,500	1,156,500	Year End Roll	12/11/2014
2014	101	FV	222,000	2700	9,800.	268,600	493,300	493,300	Year End Roll	12/16/2013
2013	101	FV	222,000	2700	9,800.	268,600	493,300	493,300		12/13/2012

!8757!

PRINT

Date	Time
12/10/20	23:18:00

LAST REV

Date	Time
01/21/20	10:55:18

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8757

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILLION RENE MA	73202-402	1	8/30/2019		1,310,000	No	No		
TURKEY HILL HOM	64279-482		9/25/2014		1,150,000	No	No		
LUTZ JAMES W &	62875-374		11/1/2013	Mult Lots	455,000	No	No		
	10645-415		8/31/1964		99	No	No		N

USER DEFINED

Prior Id # 1:	72021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2019	54	Solar Pa	17,000	C				
9/18/2014	1219	Redo Bas	6,000		9/18/2014			Finish basement an
8/14/2014	1007	Heat App	17,000		8/18/2014			Install duct work
1/27/2014	67	New Buil	180,000	O				
11/20/2013	1711	Demoliti	10,000	O				
5/27/2004	430	Siding	8,490					strip and re-shing

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2014	Meas/Inspect	PC	PHIL C
5/29/2014	Whole Card	MM	Mary M
3/5/2014	Info Fm Prmt	EMK	Ellen K
4/14/2009	Measured	197	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
2/8/2000	Meas/Inspect	263	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7415		Sq. Ft.	Site		0	70.	0.87	6									449,715						449,700	

Total AC/HA: 0.17022 | Total SF/SM: 7415 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,715 | Spl Credit | Total: 449,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	3.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00000000
Const Adj.:	0.99989998
Adj $ / SQ:	124.988
Other Features:	106266
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	819080
Depreciation:	24572
Depreciated Total:	794507

COMMENTS

15 & 19 Wright St purchased by Turkey Hill Home Builders. 15 & 17 homes demo`ed, new homes built @ 15, 17 & 19 Wright St..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

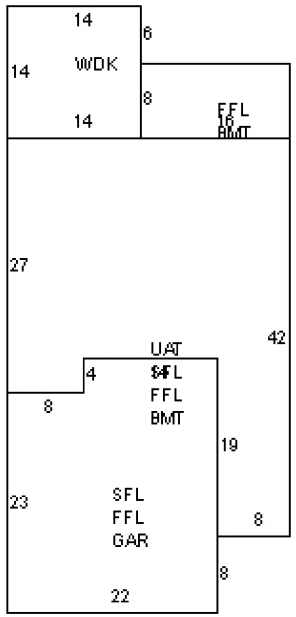
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.48
Special Features:	0	Val/Su Net:	159.57
Final Total:	794500	Val/Su SzAd	264.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,564	124.990	195,480
SFL	Second Floor	1,436	124.990	179,482
BMT	Basement	1,002	51.560	51,660
GAR	Garage	562	19.450	10,929
UAT	Upper Attic	219	68.740	15,020
WDK	Deck	196	11.100	2,176

Net Sketched Area:	4,979			Total:	454,747
Size Ad	3000	Gross Are	5634	FinArea	3610

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: